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FRIDAY, JANUARY 5, 1906.

The great secret of happiness con-
sists not in enjoying, but in renounc-
ing.—Longfellow.

The Lynching Record.

The Chicago Tribune's record of lynchings for 1905 shows that the number for the year was sixty-six. The greatest number in any one State was in Mississippi, which had seventeen; Texas came next, with eleven, tying Georgia. Arkansas was fourth, with five. The others were pretty well distributed throughout the Southern States, where all but one of the sixty-six occurred. The single Northern State was Nevada, with one case. Of the total number of persons lynched, sixty-one were negroes and five whites. The crimes alleged were: Murder, thirty-four; atrocious assault, fifteen; murder-assault, four; one each for race prejudice, kidnapping, informing, while two were for unknown causes and one innocent person was hanged.

The only palliating fact is that the number is the smallest since the year 1885. In only two other years since 1855 were there less than a hundred; in 1894 they were eighty-seven; in 1892 they were ninety-six.

But the record is bad enough as it is, and it is mortifying that all the lynchings save one were in the South. We do not know that the Tribune's figures are correct, but we all know that lynchings are more frequent in the South than in other sections. True, we have the lawless negro element to deal with, and if conditions were the same at the North the record would be different, notwithstanding the comments of certain Northern contemporaries of the sect of the Pharisees. But the fact remains that lynching is now almost entirely confined to the South, and we must take heed unto ourselves.

According to the record, out of sixty-five lynchings last year in this section of the country, only fifteen, or less than one-fourth, were for the "usual crime," while thirty-four were for murder—and in one case, we are told, an innocent person was hanged by the mob!

The law-abiding citizens of the South must bestir themselves. The law must be established and upheld. Lawlessness is no remedy for lawlessness. We cannot cure crime by committing crime. The law is the surest remedy for crime. If not, let us abolish it; let us overthrow the court system and enthroned anarchy.

Municipal Operation.

It strikes us that in Richmond municipal ownership of city gas has existed long enough for it to be accepted as a fixed fact, and not an "experiment."—Richmond Evening Journal.

Quite so. The "fixed fact" is now staring us in the ace, Superintendent Knowles sums up the financial results of operation as follows:

"The gas works have actually cost the city \$1,200,375.35, and they have earned for the city and paid into the treasury between January 1, 1897, and December 31, 1905, \$1,097,623.98 over and above every dollar spent on them, and in addition have furnished gas for street lighting and charity amounting to \$1,650,014.19 at current prices, which the city would certainly have had to pay for had it not owned its works. It does own its gas works, and has it free of debt at whatever value you wish to place upon same; and as above stated, has earned for the \$1,097,623.98 in cash, and furnished street lighting amounting to 1,650,014.19 besides."

In thirty-four years the works have earned for the city something more than a million dollars, yet we are told that it will now take from a million to a million and a half dollars to put them in proper repair. If all the earnings of thirty-four years had been put into the city vault, leaving out the question of interest, the amount would not be sufficient now to make the repairs which the situation demands. The only profit of the works seems to have been in the quantity of gas which has been furnished for street lighting and charity, amounting to \$1,650,014.19 at the current price of gas. This would be at the rate of about \$45.00 a year, or something less than four per cent, on the actual cost of the works in gas, and no account is taken of the taxes which the city would have received, if the works had been in private hands. If these works had been leased to a responsible corporation they would

have been kept in good repair, the city would have received free gas for municipal purposes and a reasonable percentage upon the earnings for rental, had this been done the gas works would now be worth about twice as much as the net cost, every dollar received in the way of rental would have been net profit, and the city would not be compelled now to spend a million or more in improvements.

Superintendent Knowles has been a faithful official, and has never been the shadow of suspicion against his integrity. Therefore, we do not mean in these observations to disparage him, but as a financial exhibit of municipal operation, the figures convict themselves.

The Going of McCall.

It was the press of this country that drove John A. McCall into retirement. McCall admitted as much himself. He stated that he had been placed in such an unfavorable light before the country that his name would inevitably prove an injury to his company. Rival companies might urge their own expurgated condition as an asset, pointing meanwhile at the New York Life as a company still unregenerate, still ridden by a discredited officer. The result, he feared, could only be loss of business for the New York Life. And in this McCall was no doubt absolutely correct.

Mr. McCall did not want to leave the New York Life. On the contrary, he frequently stated that he had no idea of doing anything of the sort. It was not the law that compelled his resignation. No court has issued an injunction forcing him to step down and out. Nor was he coerced in any way by his board of trustees. We read, indeed, that the trustees received his resignation with much reluctance and regret. Yet McCall, who had insisted that he would never resign, not only voluntarily offered his resignation, but secured its acceptance from a reluctant board.

McCall discovered something that many another better man has discovered before him. He found that he had set his will against something a good deal stronger. This, of course, was public opinion. The newspapers had formed it by simply giving the facts from day to day as they came to light. The facts spoke for themselves, and spoke unmistakably. Public opinion insisted that McCall should go. So McCall went—somewhat to his own surprise, no doubt, a little defiantly, yet altogether upon his own free and uncoerced motion.

As he goes, let us note one thing to his credit. He is going to make good the quarter of a million dollars advanced to the notorious Andrew Hamilton. We are told that McCall is a poor man, with nothing but his \$500,000 insurance policy. Just how this is consistent with his \$100,000 salary we shall not attempt to say. If it is true, his disposition to make restitution is the more to be noted in his favor. In any case, that disposition is entirely creditable to him. In every way we recall nothing in Mr. McCall's insurance life that became him like the leaving of it.

The Proposed Immigration Agent

Commissioner Kolner is receiving letters which indicate that many citizens are willing to serve the State as immigration agents in Europe. All such are kindly informed that their applications are premature. The proposal to send agents abroad is thus far only in the suggestive stage. It is a question for the General Assembly to decide and that body has not yet assembled. Mr. Kolner has no discretion in the matter. Farmers are also putting in their application for laborers whom they expect the agents to send hither, showing how popular the plan is, but these applications are even more premature.

Speaking of the Department of Agriculture reminds us that a farmer from Wisconsin recently prospecting in Virginia, remarked incidentally to the commissioner that the best advertisement Virginia ever had was her exhibit at the St. Louis Exposition. He said that he had heard it mentioned repeatedly in the Northwest and that farmers in that section were still talking about it and praising it.

There is no doubt that this exhibit brought many settlers to Virginia.

Negro Preachers.

In the Corporation Court of Newport News on Wednesday last a negro preacher of that city was sentenced to five years imprisonment for forgery. We are glad that he was detected and punished. The most dangerous man and the most vicious man in the whole negro race is the unscrupulous and immoral negro preacher. The negro preacher exercises a powerful influence over his flock and the more intelligent he is, the greater his influence. If he be a man of good moral character he has an opportunity for good second to that of none, but if he be corrupt, his influence for evil and his opportunity to degrade the race are equally strong.

God grant that every negro scoundrel who is masquerading in the robes of priests may be apprehended and put where he belongs. God grant that the negro race may have as pastors of their churches men of the highest moral character and full of heavenly grace.

The Torrens System.

Some time ago the Northampton Times declared that the Torrens land registry system would create a hundred or more officers and cost the State from ten to twenty-five million dollars. A somewhat similar statement is made in the Virginia Law Register for November by Judge A. A. Phlegar. In reply to the Northampton Times, we publish in another column extracts from Mr. Massie's reply to Hon. A. A. Phlegar and others, in the December number of the Virginia Law Register. Mr. Massie's answer appears to us to be full and complete. It is impossible to get "something for nothing" in any honest and honorable enterprise in any department of life. Of course, it will cost something to register titles and to place real estate in a merchantable shape. But under the proposed bill no one will be compelled to register his lands unless he thinks it will pay. And it will cost

very much less to register lands than to leave them unregistered. The cost of registration is only once incurred, and saves endless examinations of titles.

Every country that has tried the Torrens system has found it of inestimable value. It is no longer an experiment, and the objections of the critics can all be answered by an appeal to the actual operation of the system wherever it has been tried. We trust the newspapers of the State will keep this subject before the people and insist upon the passage of a proper bill by the present General Assembly.

A special dispatch to the Baltimore Sun announces that William S. Manning, famous all over the country as Senator Depew's "rantankerous friend up the river," was taken to a sanitarium on Wednesday. The excitement caused by his connection with the insurance investigation is said to be responsible for Mr. Manning's ill health. "Mr. Nichols, the author of the celebrated rantankerous letter, died a short time after that letter was made public. Mr. Chauncey M. Depew, to whom the letter was originally addressed, is in all probability not feeling so well as he did a year ago. The rantankerous episode, in short, while it gave a new word to popular speech, seems to have brought nothing but misfortune to the three men most closely identified with it.

But suppose that on some dark and lonely road, in the purlieus of Newburg, N. Y., Mr. Odell should on a night suddenly find himself confronted by a set of very famous teeth, engaged in the business of gnashing fiercely behind a very Big Stick? The question here simply is: Which hospital would the Odell family choose for Benjamin's convalescence?

Durnovo, Russia's minister of the Interior, is doing everything in his power to prevent a turnover.—Boston Globe.

And while he may be justified in during his luck, we hereby serve notice on him that it doesn't pay to turn over much.

There is ground for suspecting that those papers which advertise "all the news that's fit to print" will very shortly have to bar Mr. Odell's observations in regard to President Roosevelt.

Markedly original though he may be, Mr. Thomas Lawson would have difficulty in convincing us that he positively enjoyed being ripped away from his lucre.

Taking the whole year round, it appears probable that fewer turkeys are stuffed per annum than ballot boxes.

It must be admitted that corporation stocks have done a good deal to bring odium upon the water wagon.

Senator Depew has now been shown one simple way in which even he can win the country's hearty applause.

In many important respects we regard Mr. B. B. Odell as ideally qualified for the position of ex-boss.

A Mother's Protest.

Editor of the Times-Dispatch.—Sir,—There has been a very full explanation in our paper of the recent trouble at the Virginia Polytechnic Institute, which resulted in the dismissal of Mr. William Christian and two other young gentlemen. It is surprising to me that no word of protest has been uttered by the disinterested public. I do not know Mr. Christian or the other gentlemen involved, but I have boys of my own, and I feel keenly any injustice to boys. I also feel deeply interested in our educational institutions and in the welfare of the State. General Colbert, aged thirty, was mortally wounded, and the French were compelled to fall back.

1812—The French General Leval compelled to abandon the siege of Tarifa, defended by the British, Colonel Skeritt.

1814—Blackstadt surrendered to the British.

1814—British ships Bacchante and Saracen captured the fortress of Cattaro, after a cannonade of ten days.

1849—The discovery of the magnetic clock by Dr. Locke, of Ohio, announced to the Secretary of the Navy by Lieutenant Maury, of the National Observatory.

1853—Charles W. Morgan, an American commodore, died, aged sixty-three. He was a nephew of General Morgan, of the Revolution, and distinguished himself in the action between the Constitution and the Guerriere.

1854—The steamer San Francisco, which had withstood a heavy gale, was foundered at sea. Of 700 persons on board, 247 had been washed overboard before assistance arrived.

Rhymes for To-Day

The James is Rising.
If farmers may make any money at all,
Why, rain-clouds must burst and rain-
water must fall,
And streets must run rivers and people
run in them.
For rain has its drawback (which nobody
blames),
But why, Oh, Gosh, WHY, need it muddy
the James?
We have filtered our water for drinking—
with wren,
But show me the man who can filter his
bath!
The thing is too bothersome, costly
to think of.
We use it unfiltered, and, heavens,
it's—Oh!
Why, it flushes deep red at its own burn-
ing shoes.
Oh, why need these flooding rains muddy
the James?

Yet while the rain brings us a drench and
a slosh,
It's true that it's also most useful to
wash:
I soak off our headgear, it ablates our
feet,
It washes our buildings and swabs off
the street—
And this being so, in the name of all
names,
Why couldn't it wash off the mud from
the James?

H. S. H.

Merely Joking.

A Gob of History.—Columbus had just
landed. "Anything we can do for you,
sir?" inquired the natives. "Yes, kind-
ness, to let me to nearest place where I
can secure souvenir postal cards."—
Louisville Courier-Journal.

Superfluous Attention.—Misses: "Did
not the ladies who called leave cards?"
Bridget: "They wanted, to, ma'am, but I
told them they had plenty of yew own
and better ones, too."—Life.

As Usual.—"Did the architect carry out
your plans?" "Guess he must have; I
haven't been able to find any of them
about the house."—Cleveland Leader.

Dangerous Ground.—Daughter: "We
have been to see the great nave in the
new cathedral." "Mamma: 'Hush! Don't
mention names, my dear; I know the man
to whom you refer.'—Town Topics.

Simple.—"If it's a nice day, come and
take me out in your auto Wednesday."
"But suppose it's not a nice day?" "Come
the day before."—Cleveland Leader.

The Magnetic Pole Discovered.—Never-
theless, notwithstanding, the real mag-
netic pole continues to be Paderewski.—
Puck.

Something in This.—"Why is it," said
the young man with long hair, "that the
average woman would rather marry money
than brain?" "She takes less chance,"
answered Miss Cayenne. "The average
woman is a better judge of money than
she is of brains."—Washington Star.

THIS DAY IN HISTORY

January 5th.

1675—Turenne defeated the Imperialists
at Turheim.

1757—Damien attempted the assassina-
tion of Louis XV, for which he was
condemned to the most cruel tortures,
and finally quartered by four horses.

1782—Trincomalee, in the Island of Cey-
lon, taken by the British, under Ad-
miral Sir Edward Hughes.

1799—Treaty of defensive alliance between
England and Turkey.

1805—Breslau surrendered to the French,
under Vandamme; Lieutenant-Gen-
eral De Thille, Major-General Kraft
and 5,500 Prussians taken.

1809—The British rear-guard, under Sir
John Moore, attacked by the French
van-guard, under the Count General
Colbert, aged thirty, was mortally
wounded, and the French were com-
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board, 247 had been washed over-
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LAND REGISTRY.

Objections to the Torrens Sys-
tem Answered.
The Virginia Law Register has been
conducting what it terms an open sym-
posium on the Torrens System, in which
the members of the bench and bar
of Virginia have been invited to take
part.

In the November number there were let-
ters from Prof. W. M. Lile, of the Uni-
versity of Virginia, and Hon. A. C. Braxton,
of Staunton; Capt. Thomas D. Ransom, of Staunton;
Hon. B. R. Wellford, Jr., formerly of
Richmond, and Prof. J. C. Minor, of the
University, endorsing the system.
Hon. Edwin P. Cox expresses some
doubts and Hon. George E. Sipe, Hon.
A. A. Phlegar and Hon. J. T. Gault
wrote in opposition. In the December
number of the Law Register, Hon. Euge-
ne C. Massie replied to Judge Phlegar
and others, and we quote what he has
to say in answer to two objections, which
were repeated by the Northampton Times
and the Cincinnati Valley News.

In reply to the objection that the
proposed bill will create "30 addi-
tional OFFICIALS," Mr. Massie says:
"That sounds as if the State were asked
to feed a hungry horde, or as if an army
of pensioners were to be billeted on the
people. In point of fact, it means exam-
iners of title, who are not to be paid one
cent by the State, nor the half of a
cent by any individual who does not wish
to employ them. Do we hear objections
made to the negotiability of bills of ex-
change, notes and drafts because notaries
public must be appointed to note dis-
count and protest? Or do we hear com-
plaints when an increase of business re-
quires an increase of notaries?"

In reply to the objection con-
cerning the cost of the Torrens System,
Mr. Massie says:
"But the culmination of Judge Phlegar's
argument is the statement that it is his
calculation that it will cost \$22,547,
000 to register all the lands in the State.
Let us consider what registration means.
It means, at least these things:—
First, The settling of titles, not for a
day, but for all time.

Second, The prevention of endless
suits and litigation arising from bad
and doubtful titles.

Third, The abolition of the necessity
for the endless examination of titles by
experts.

Fourth, The saving of the cost of such

endless examinations of titles by experts.
Fifth, The saving of the time required
for such endless examinations of titles
by experts.

Sixth, The addition of a merchantable
quality to titles, rendering them market-
able and a source of ready commercial
credit for short loans as well as small
loans.

Seventh, The enormous increase of the
bankable capital of Virginia, multiplying
it nearly three-fold as I have shown in
other writings.

Eighth, The emancipation of the owners
of small homes from the hands of the
money-sharks, who now charge out-
rageous rates for small loans, as I have
also elsewhere shown.

Ninth, The development of the
State by settling titles in a comparatively
cheap, expeditious and most effective
manner.

Tenth, The augmentation of the reve-
nues of the State from the increased
value of her lands.

Eleventh, The encouragement of im-
migration by the certainty of good titles.

Of course it would be folly to expect
such results absolutely free of cost. It
would also be folly to expect all the
lands of Virginia to be registered at once,
or to expect all the good results of regis-
tration to be realized at once. The pro-
cess ought to be a gradual one. But let us
do some figuring of our own. The total
assessed value of real estate in Virginia
is \$34,750,316. Everybody
knows that assessments are generally
below actual values throughout the State;
but even taking the figures given, it will
appear that Judge Phlegar's estimate of
the total cost of registration would only
be about six and two-fifths per cent, of
the present assessed values. The lawyers
of Roanoke charge one per cent. of the
value of the property for each and every
examination of title—and this is an en-
ormous tax. It would not take many trans-
fers under our present system to equal
the cost of registration under the Torrens
System.

Correspondence conducted by me with
clerks of courts throughout the Common-
wealth shows that it cost the people of
Virginia no less than \$11,550 for the
examination of titles alone in 1904. This
estimate is based on an average charge
of \$10 in the cities and \$5 in the counties
for each title transferred. It is not
much as much as was spent upon all the
public schools in the 100 counties of our
State, and more than half of what was
spent for public education in every
county in the State. If our lands
had been registered under the Torrens
System that snug sum would have been
saved to the people. I do not say that
my figures are absolutely correct, but
I do declare that they present a fair es-
timate. Frequently the charge for a
single examination of title will run up into
the hundreds of dollars. A lawyer was
read from a distinguished lawyer of
Southwest Virginia by an opponent of my
bill in the last Legislature, stating that
the usual charge of examining title in
the counties of 100 acres of land in that
section of the State was from \$50 to \$200;
that for larger tracts the charge ranged
from \$100 to \$2,000; and that in the
cities the charge was from \$50 to \$100.
A few instances like these would
materially raise the average of my es-
timates, and enough can be counted on to
justify any one who estimates the cost of
registration at \$22,547,000. The Roanoke
figures are not excessive. The Roanoke
charge of 1 per cent. would also lift the
average of my city estimates much above
the estimate of \$10 for each title trans-
ferred. The Roanoke charges are likewise
convincing that my figures are moderate.

Again, the registration of title is a
PERMANENT IMPROVEMENT. It is ac-
cepted without qualification. We are,
however, accustomed to the use of
these words in cases where the improve-
ment is of a permanent character. We
speak of improvements to our lands. But
construct your handsome residence, erect
your ample barn, build your best
fences, if you please. In a few months, or
certainly in a few years, the plumber,
the tinner, the mason, the carpenter and
the painter will come and demand to be
called into requisition. And the tax-
gatherer immediately raises your assess-
ment. So that instead of making "a per-
manent improvement" you are actually
only invited a higher "permanent tax."
But when you once register the title to
your land, you have truly made "a per-
manent improvement" to your property.
You have done something that will en-
dure as long as the Commonwealth sur-
vives and as long as the reign of law
continues. You think nothing of the
cost of the improvement. You think of
the \$50 or \$100 of your barn or perishable
fences. Will you hesitate to spend a sim-
ilar amount, if necessary, for the acqui-
sition of a perpetual benefit? The build-
ing of a permanent improvement is a
good thing. It is a good thing to build
fences, if you please. In a few months, or
certainly in a few years, the plumber,
the tinner, the mason, the carpenter and
the painter will come and demand to be
called into requisition. And the tax-
gatherer immediately raises your assess-
ment. So that instead of making "a per-
manent improvement" you are actually
only invited a higher "permanent tax."

But let us apply Judge Phlegar's argu-
ment to other cases. Take the case of
the railroads, for instance. The gross
earnings of the railroads in 1905 were
\$1,000,000,000. The net earnings were
\$400,000,000. The cost of the railroads
in the State in 1905 was \$31,515,
903. Think of it! How can the people
stand it? There was a time when there
were no railroads in Virginia. It seems
man using Judge Phlegar's line of argu-
ment might then have said: "If you are
silly enough to charter these railroads
and to pay for them, why not charter
Virginia, I tell you the time will come
when they will wring from our defenceless
people, in a single year, more than enough
to pay for the railroads. And when they
do, you want with railroads, anyhow? Can't
you get about fast enough in your ox
carts?" This line of argument might have
been hurled against the advocates of
modern civilization and be opposed to
every suggestion for further progress.

And while we are considering the cost
of the Torrens System according to Judge
Phlegar's figures, let us attempt for a
moment to estimate the cost of what he
terms "the long established and beneficial
policy of settling titles by actual adver-
sary possession." He tells us that there
are 42,800 tracts or parcels of land in
Virginia. To quiet the title to these
tracts, he estimates the cost at \$2,000
per tract. That would be a total of \$856,
000,000. He estimates the cost of the
Torrens System at \$22,547,000. He
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A Tribute to Poetry.

Editor of the Dimes-Dispatch:—
Sir,—Your editorial response to the
poet, the charming little Progress
against your daily reproduction of
"You Ought to Know" is admirably
emphasized by the selection of the beau-
tiful title from Poe, which appeared in
your issue of "To-day." Certainly the
poet will not characterize as "rubbish"
these exquisite lines, which although
probably first written before Poe entered
the University of Virginia, were after-
wards retouched by that youthful genius
while he was a student at Charlottesville.
In all the pages of English verse since
Shakespeare there are no lines so beau-
tifully simple as these—these in crystalline

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The Special Offerings for To-Day.